

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

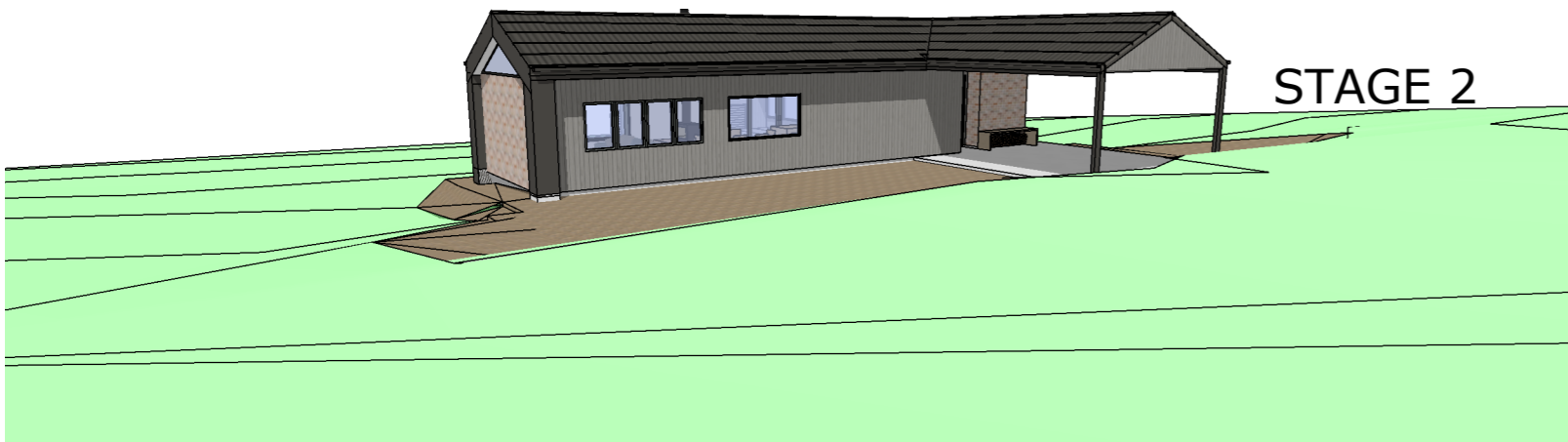
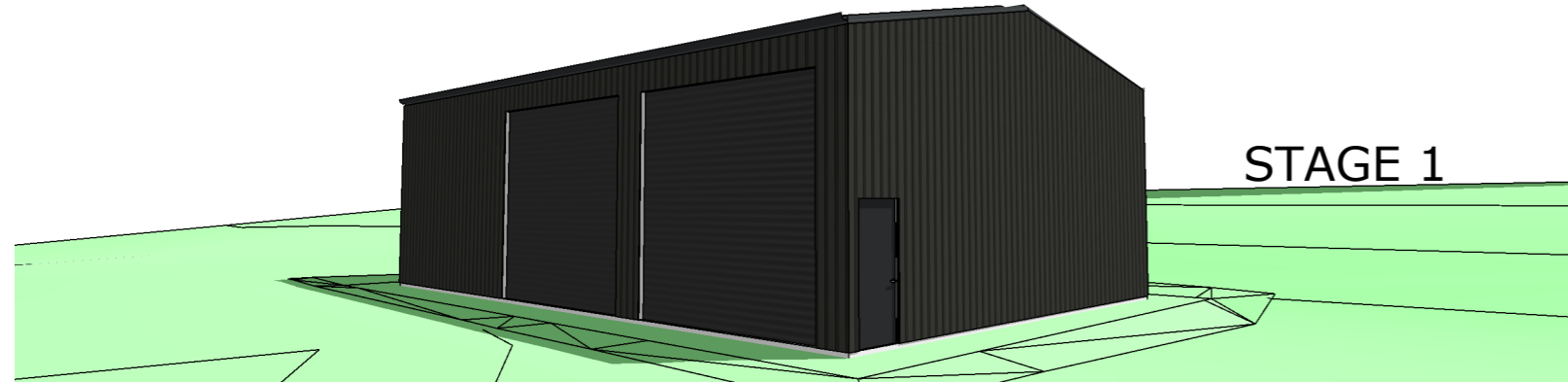
DA Number	DA 2026 / 00106
Applicant	C Overton (Eclo Designs)
Proposal	Residential - Construction of a New Dwelling & Shed (Staged)
Location	4B Parnella Drive, Stieglitz (CT 39180/2)

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O' Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 20th June 2026 **until 5pm Friday 3rd July 2026**.

John Brown
GENERAL MANAGER

Proposed pre-fab shed and dwelling AT 4B Parnella Drive, Stieglitz FOR Rhiannon & Jackson Edmunds



SITE INFORMATION

LAND TITLE REFERENCE: **39180/2**
 WIND CLASSIFICATION: **N3**
 SOIL CLASSIFICATION: **S**
 CLIMATE ZONE: **7**
 BAL LEVEL: **19**
 ALPINE OR SUB-ALPINE AREA: **N/A**
 CORROSION ENVIRONMENT: **MEDIUM**
 OTHER HAZARDS: **N/A**
 PID: **3343412**
 ZONING: **GENERAL RESIDENTIAL**

AREA SCHEDULE

SITE AREA: **8836m²**
 SHED FLOOR AREA: **150m²**
 FLOOR AREA: **157.6m²/16.95 SQ.**
 DECK AREA: **43.68m²**
 CARPORT AREA: **52m²**

CONTACT REFERENCES:

BUILDING DESIGNER:
 ECLO DESIGNS ~ CHLOE OVERTON
 4 RIVERBEND DRIVE DON 7310, TAS
 0419387746

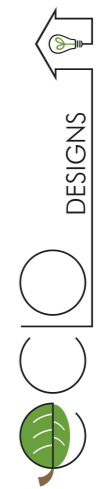
Civil & Structural Engineers
 50 Punari Street
 Currajong, Qld 4812
 Fax: 07 4725 5850
 Email: design@nceng.com.au
 ABN 341 008 173 56

CITY/MUNICIPAL COUNCIL:
 Admin | Break O'Day Council
 t: 03 6376 7900
 e: admin@bodc.tas.gov.au | w:
 www.bodc.tas.gov.au

DIAL BEFORE YOU DIG PHONE: 1100

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH:

- STRUCTURAL & HYDRAULIC ENGINEERING DRAWINGS
- ENERGY ASSESSMENT REPORT
- SITE CLASSIFICATION & SOIL REPORT
- BAL REPORT
- FORMS 35



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 0419387746

REV	DATE	DESCRIPTION
1	05/10/24	WINDOWS, CLADDING, REMOVE STORAGE AND SL
2	16/04/26	SHED BIGGER STAGED 1

CLIENT
Rhiannon & Jackson Edmunds

PROJECT NO.
23006

PROJECT NAME
 Proposed pre-fab shed and dwelling

PROJECT ADDRESS
4B Parnella Drive, Stieglitz

DRAWN C.O
 ACCREDITATION CC6669

DOCUMENT DATE
 22/04/2023
 PAPER SIZE
 A3

DRAWING TITLE
Cover Page

DOCUMENT PHASE
 Building Application

COVER PAGE	A00
SITE PLAN	A01
SET OUT PLAN	A02
ISOMETRIC VIEWS	A03
ISOMETRIC VIEWS	A04
FLOOR PLAN	A05
ELEVATIONS	A06
ELEVATIONS	A07
SHED PLAN	A08
ELEVATIONS SHED	A09
ELEVATIONS SHED	A10
INTERNAL PLUMBING PLAN SHED	A11
NCC NOTES 1	A12
NCC NOTES 2	A13

A000

SITE PLAN LEGEND & NOTES:

GENERAL NOTES:
 DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATELY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE CONSTRUCTION PROCESS.

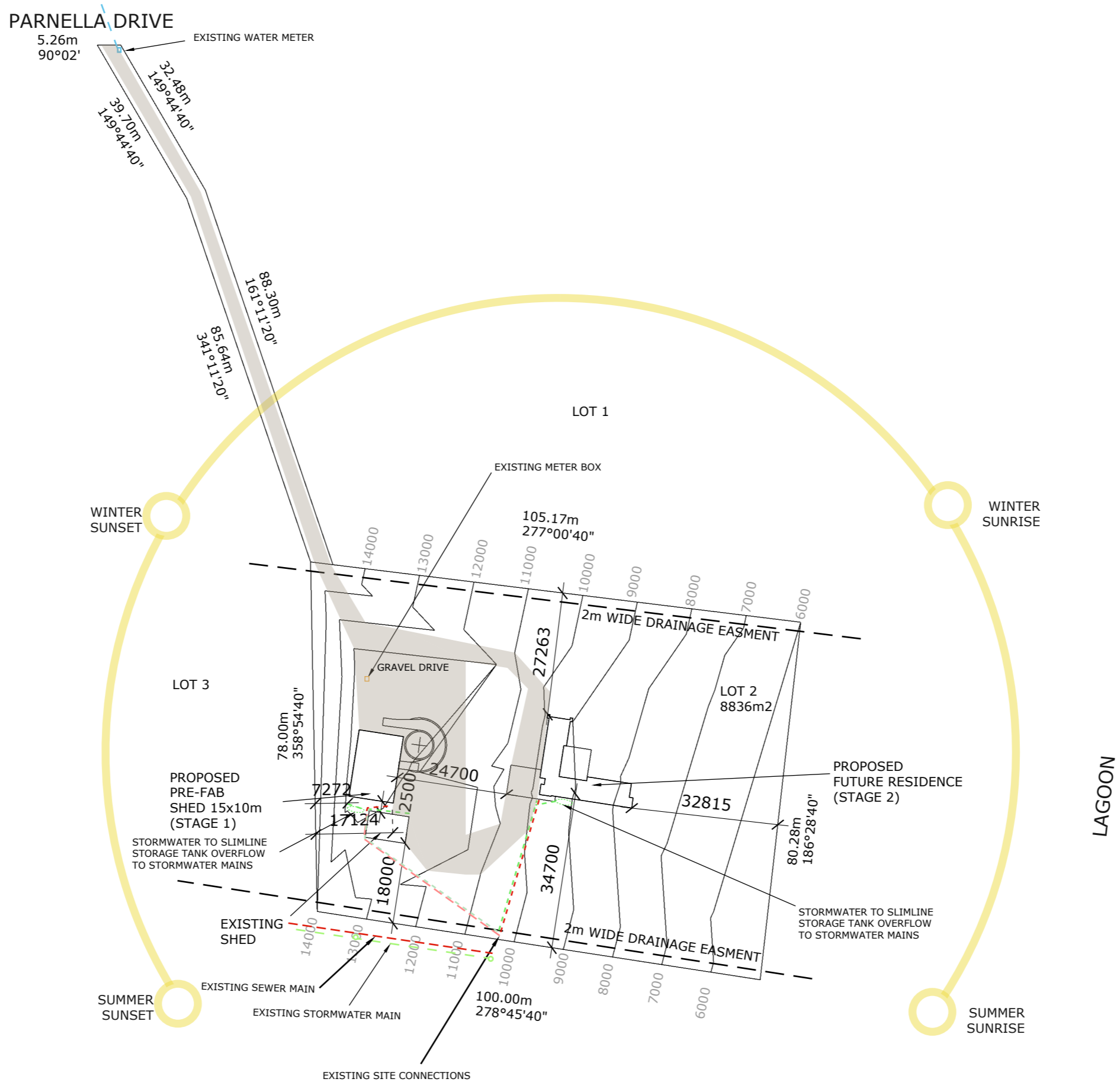
EXCAVATION:
 ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB, RETAIN ALL ACCESS AND SERVICES INDICATED. MAKE GOOD.

SETTING OUT:
 THE CLIENT IS RESPONSIBLE FOR VERIFYING THE BOUNDARY PEGS ARE IN THE CORRECT LOCATION, MARKED AND CLEARLY VISIBLE FOR THE BUILDER. THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORKS. AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

PROTECTION WORK:
 (SECTION 121 OF THE BUILDING ACT) IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A GUARD TO SUPERVISE THE EXCAVATION. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (BUILDING AND PROTECTION WORK NOTICE) BY THE BUILDING SURVEYOR.

SITE SERVICES:

ELECTRICITY, GAS, TELEPHONE, WATER, STORMWATER & SEWER SERVICE LOCATIONS ARE TO BE DETERMINED ON SITE & CONNECTED AS PER LOCAL AUTHORITY REQUIREMENTS.



Site Plan
 Scale: 1 : 1000



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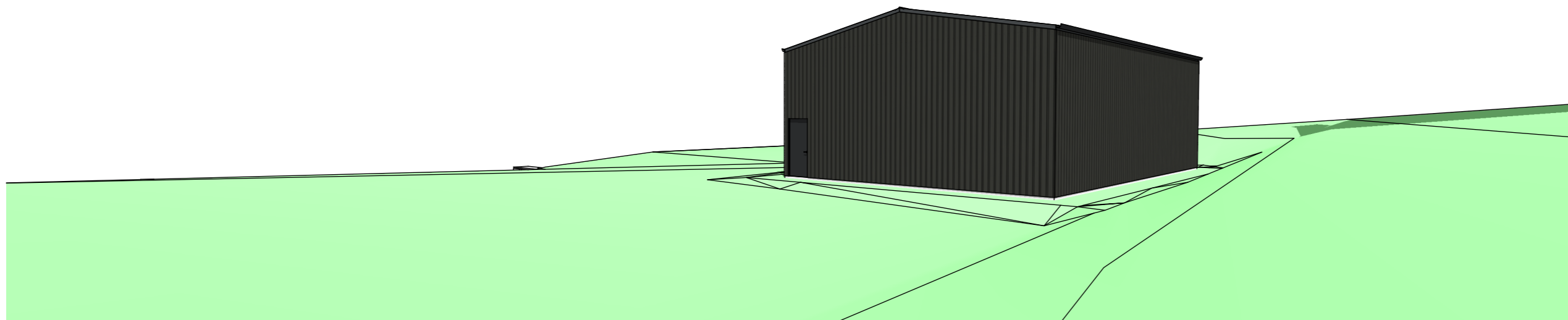
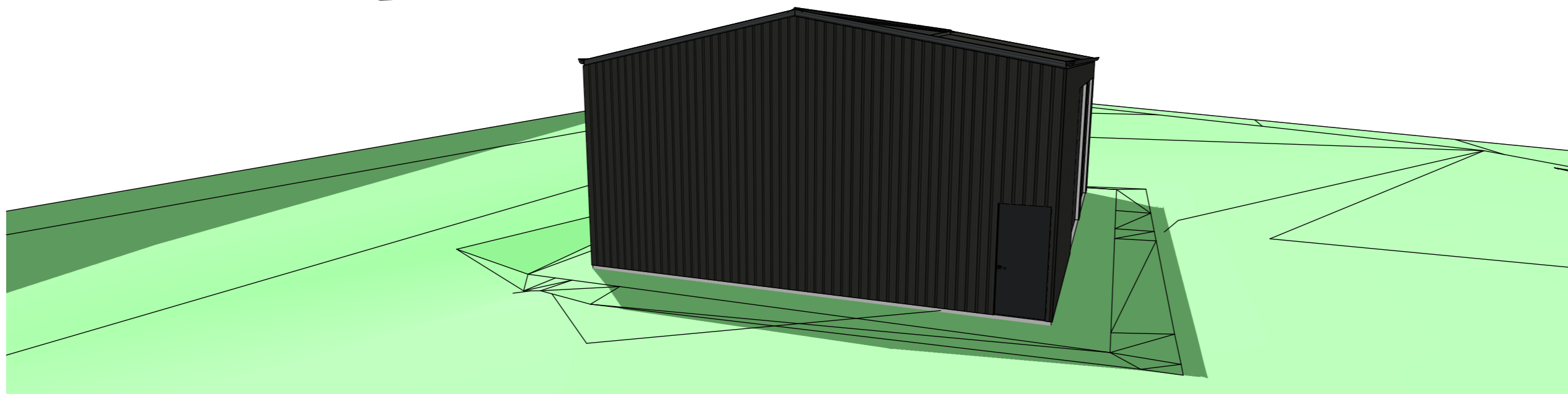
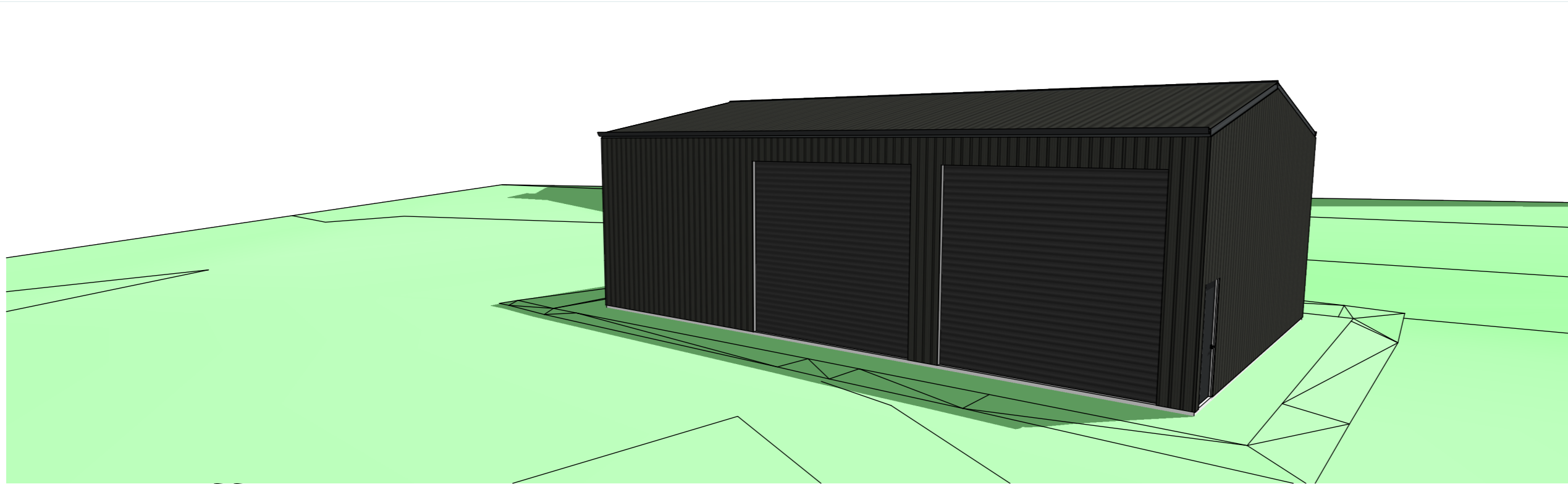
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DOCUMENT DATE 22/04/2023 PAPER SIZE A3

DRAWING TITLE
Site Plan

DOCUMENT PHASE
 Building Application

A01



DESIGNS

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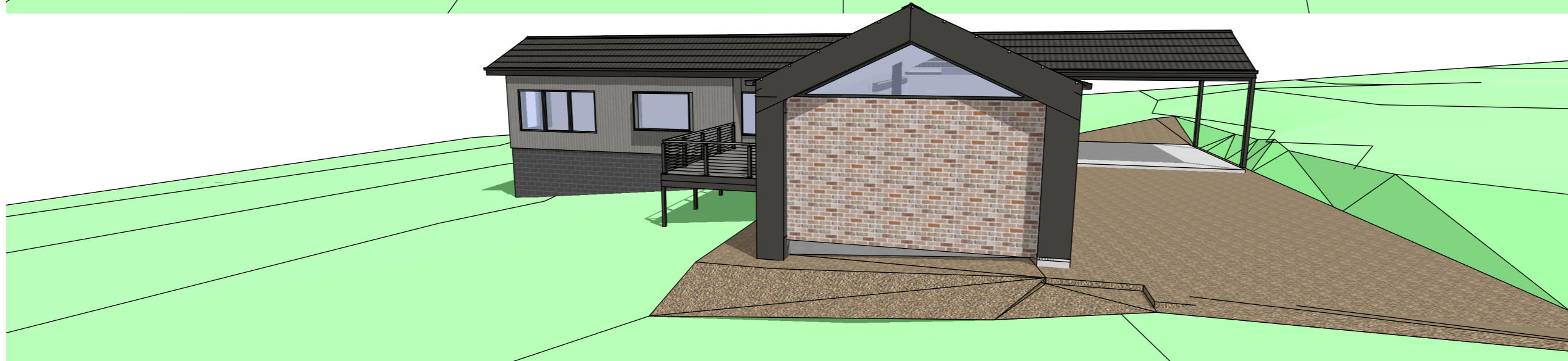
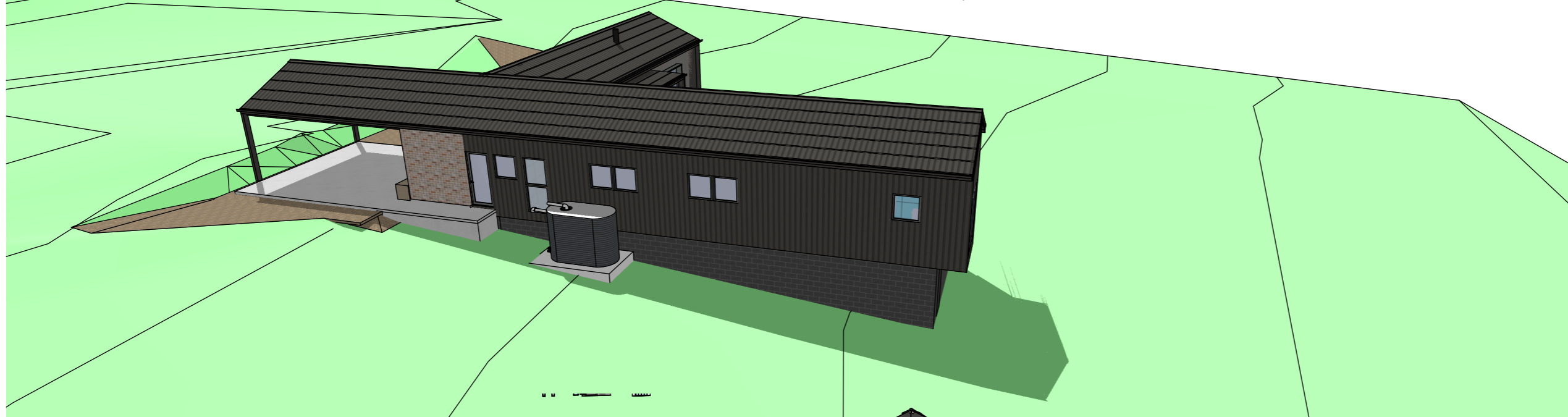
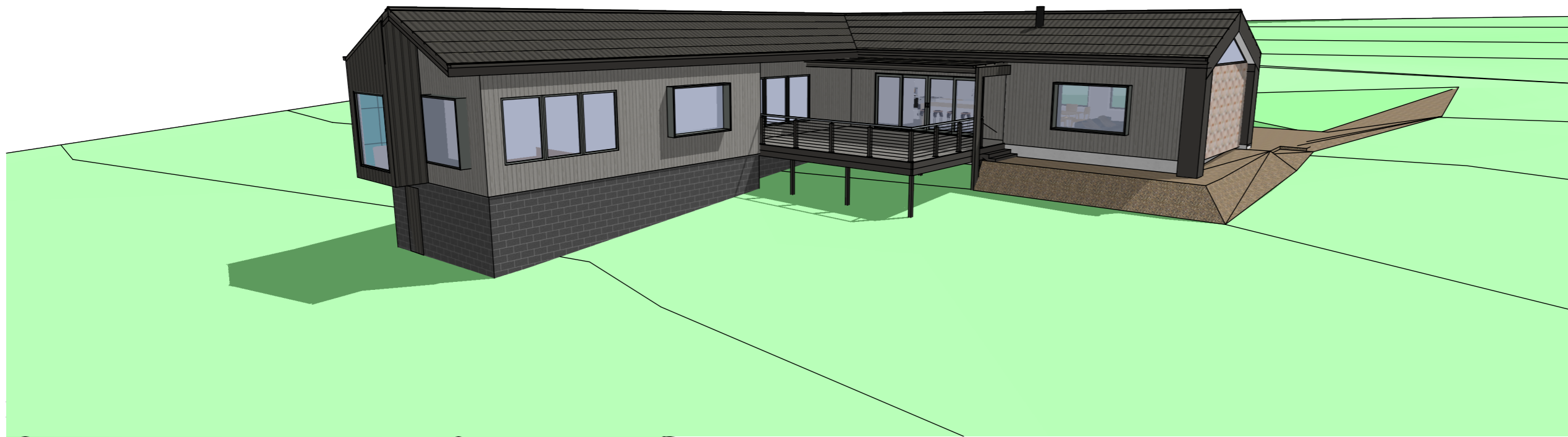
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PAPER SIZE
A3

DRAWING TITLE
Isometric views

DOCUMENT PHASE
Building Application

A03



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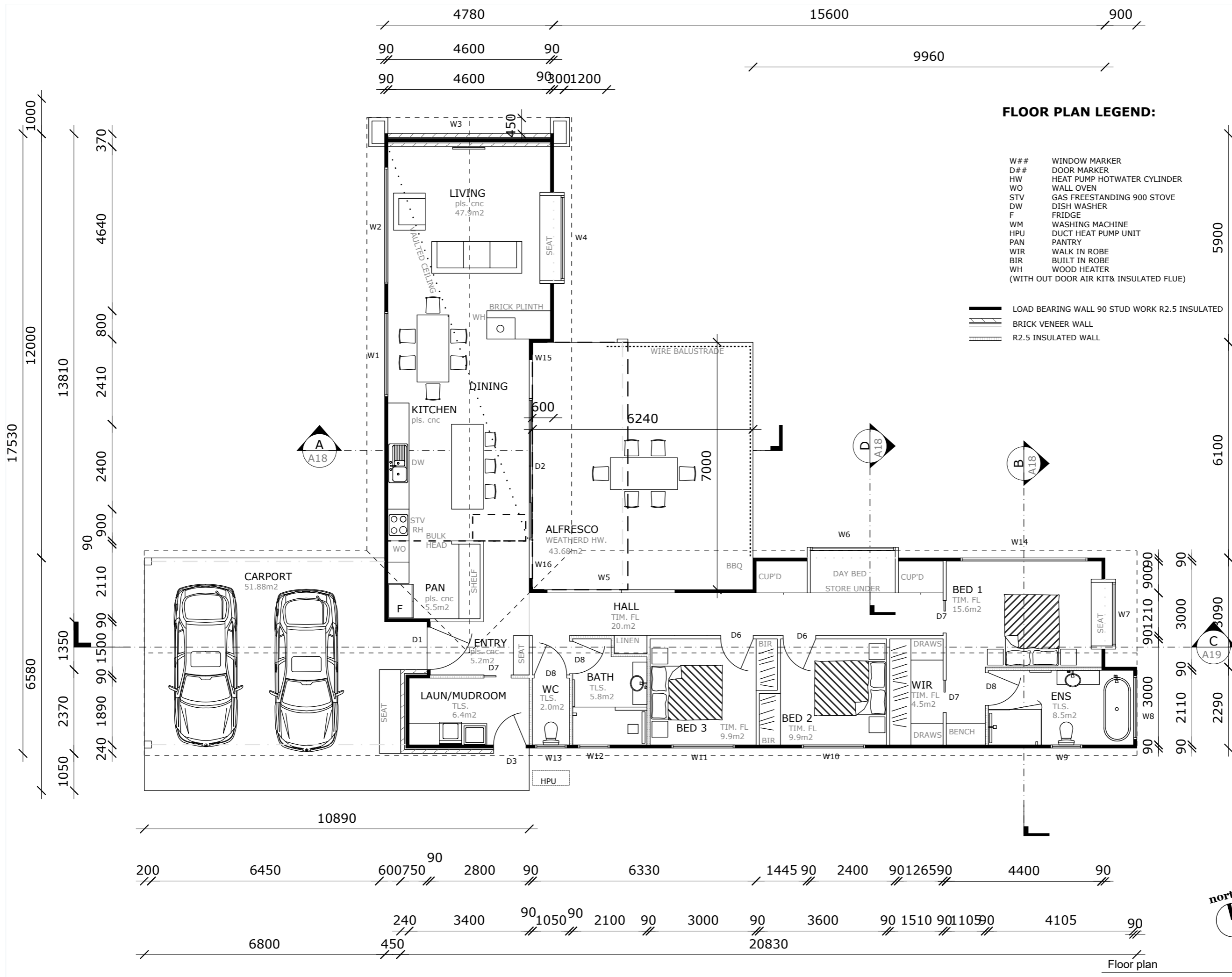
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DRAWING TITLE
Isometric views

DOCUMENT PHASE
Building Application

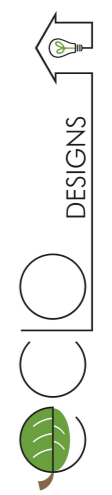
A04



FLOOR PLAN LEGEND:

- W## WINDOW MARKER
- D## DOOR MARKER
- HW HEAT PUMP HOTWATER CYLINDER
- WO WALL OVEN
- STV GAS FREESTANDING 900 STOVE
- DW DISH WASHER
- F FRIDGE
- WM WASHING MACHINE
- HPU DUCT HEAT PUMP UNIT
- PAN PANTRY
- WIR WALK IN ROBE
- BIR BUILT IN ROBE
- WH WOOD HEATER
(WITH OUT DOOR AIR KIT& INSULATED FLUE)

- LOAD BEARING WALL 90 STUD WORK R2.5 INSULATED
- BRICK VENEER WALL
- R2.5 INSULATED WALL



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DRAWING TITLE
Floor plan

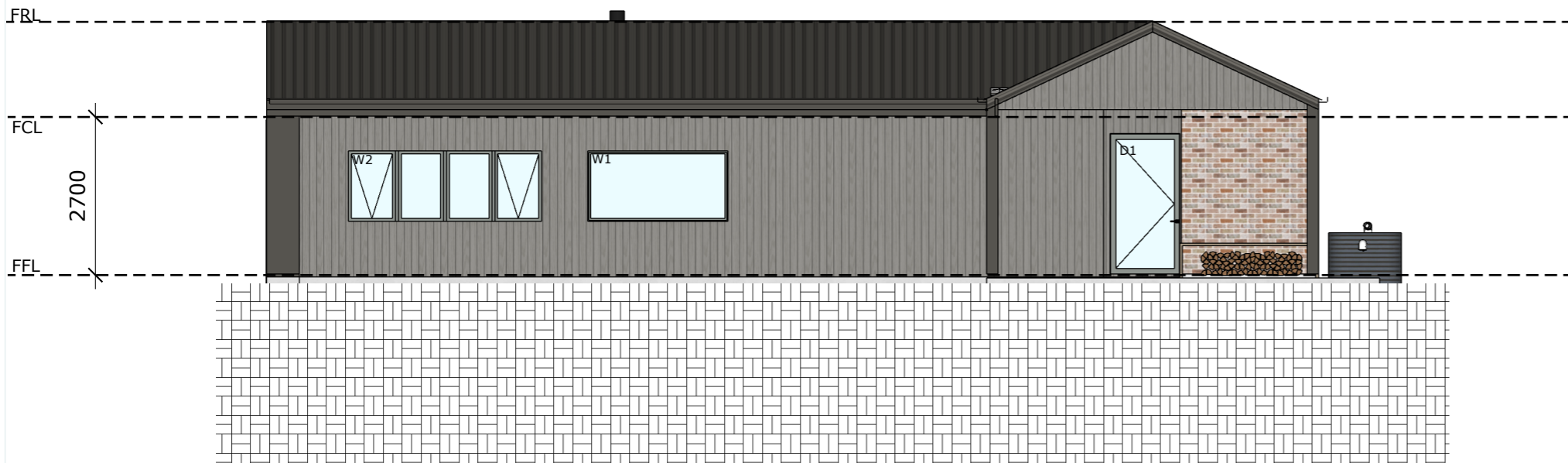
DOCUMENT PHASE
Building Application

A05


Floor plan
Scale: 1 : 100

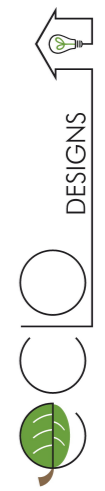


3 South Elevation
Scale: 1 : 100



4 West Elevation
Scale: 1 : 100

-  TRIMDEK ROOFING
IN WOODLAND GREY
-  FLASHING, GUTTERS
& TRIMS IN
WOODLAND GREY
-  BLOCKWORK
SUBFLOOR IN
SELECTED GREY
-  SHOU SUGI BAN
CHARRED TIMBER
CLADDING
-  SELECTED RECYCLED
BRICK EXTERIOR



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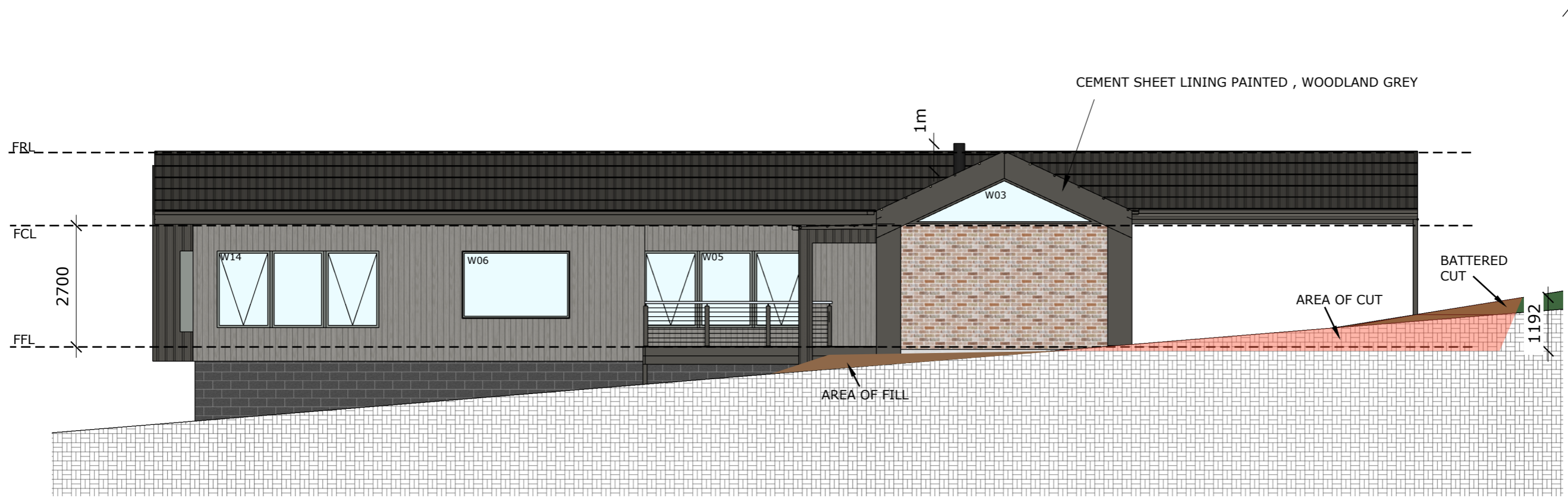
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22/04/2023 PAPER SIZE
A3

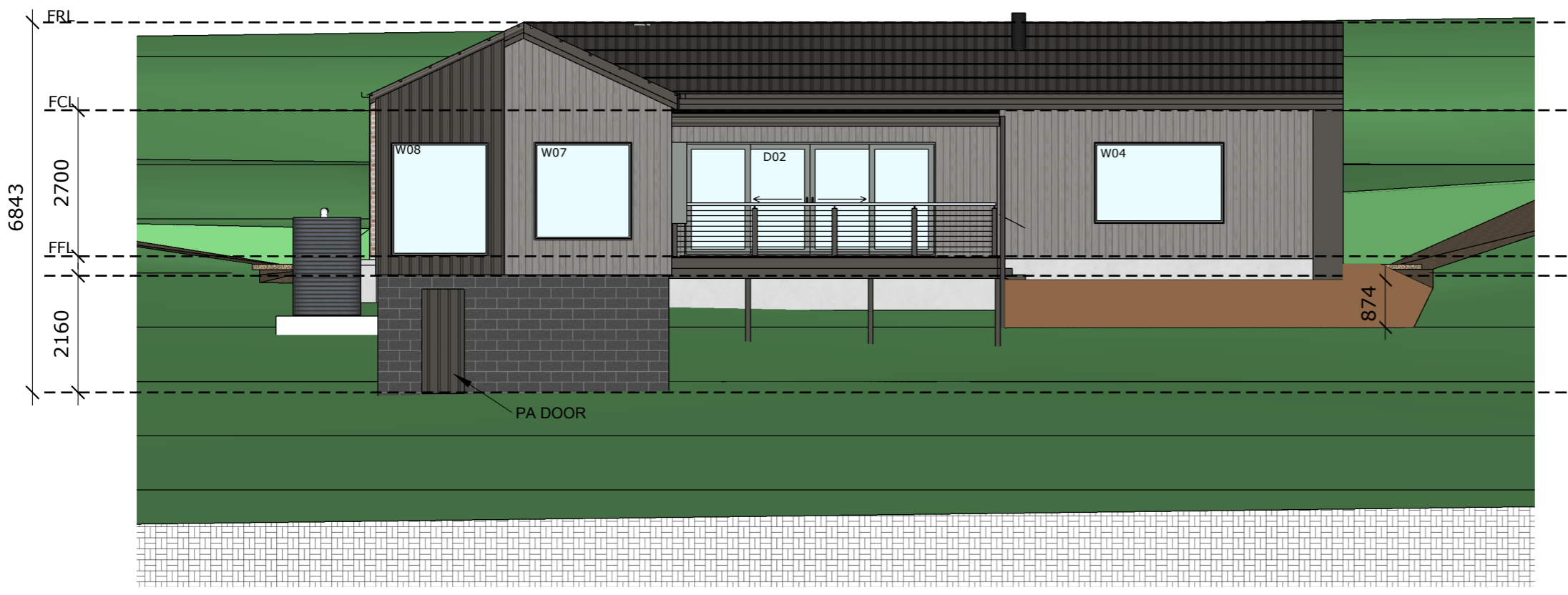
DRAWING TITLE
Elevations

DOCUMENT PHASE
Building Application

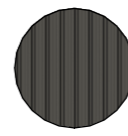
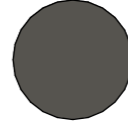
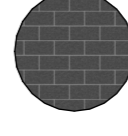
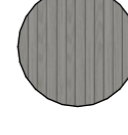

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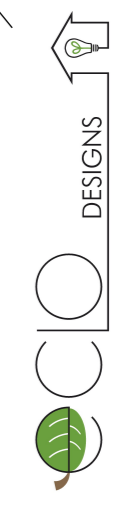


1 North Elevation
Scale: 1 : 100



2 East Elevation
Scale: 1 : 100

-  TRIMDEK ROOFING IN WOODLAND GREY
-  FLASHING, GUTTERS & TRIMS IN WOODLAND GREY
-  BLOCKWORK SUBFLOOR IN SELECTED GREY
-  ROUGH SAWN SHIPLAP BLUEGUM WHEATHERED
-  SELECTED RECYCLED BRICK EXTERIOR



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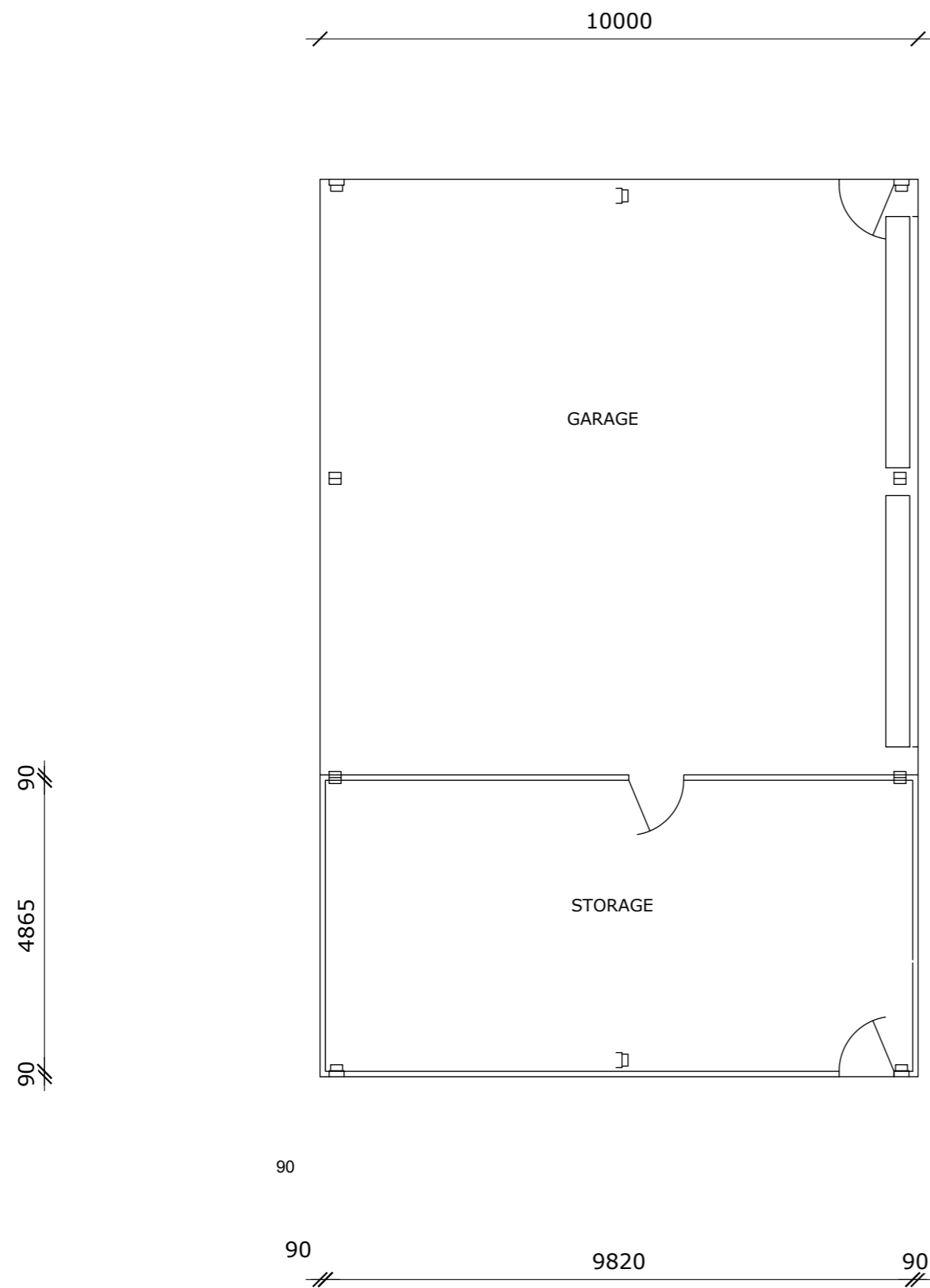
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DOCUMENT DATE 22/04/2023 PAPER SIZE A3

DRAWING TITLE
Elevations

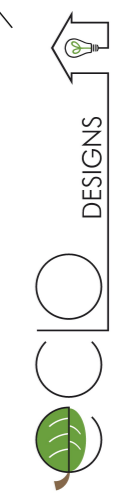
DOCUMENT PHASE
Building Application

A07



NOTE: FOR SHED DETAILS REFER TO MANUFACTURES PLANS

Shed Plan
Scale: 1 : 100



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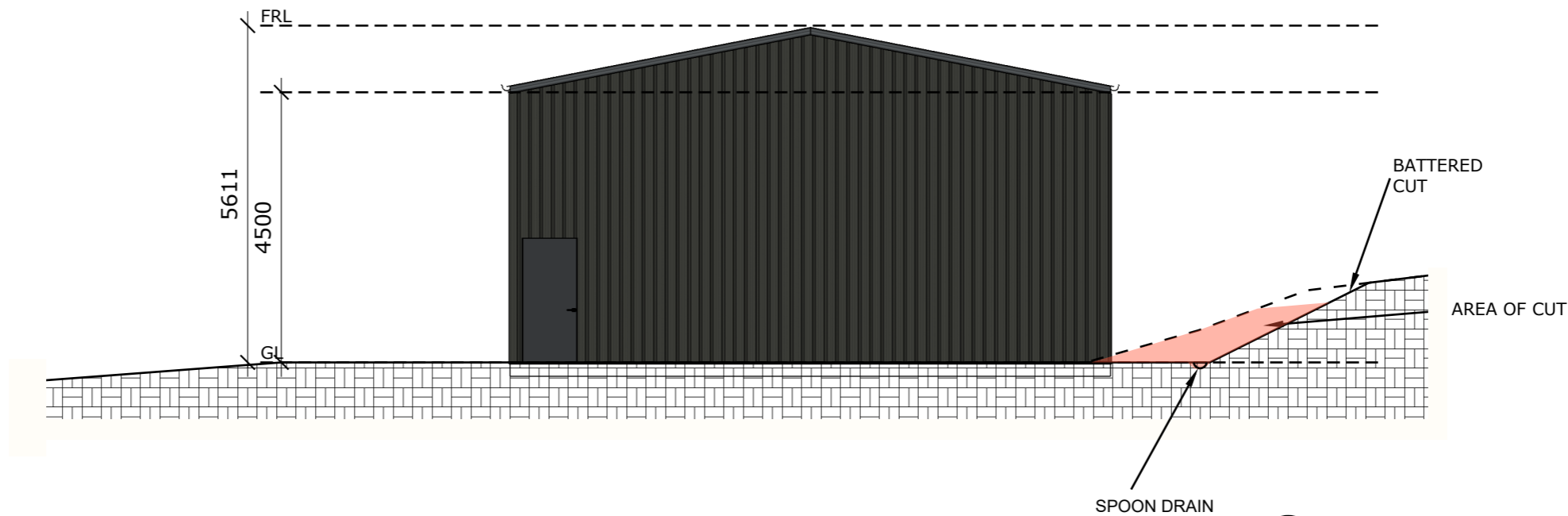
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PAPER SIZE
A3


DRAWING TITLE
Shed Plan

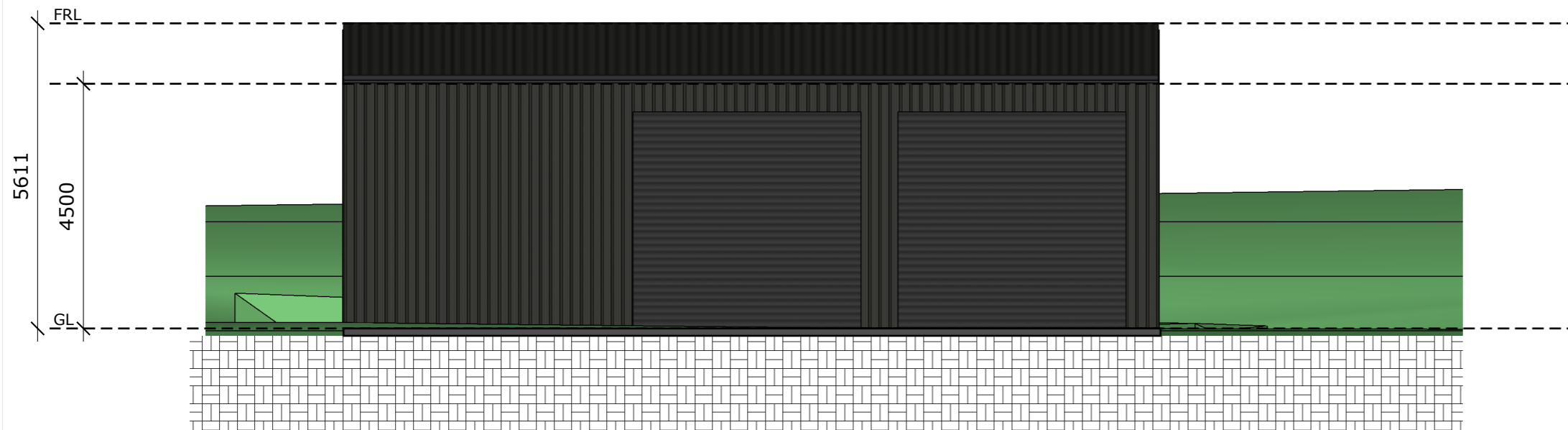
DOCUMENT PHASE
Building Application

A0E

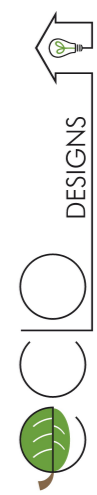


1 North Elevation
Scale: 1 : 100

-  TRIMDEK ROOFING IN MONUMENT
-  FLASHING, GUTTERS & TRIMS IN MONUMENT



2 East Elevation
Scale: 1 : 100



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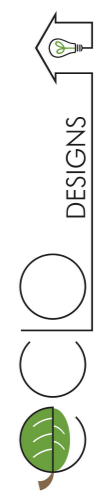
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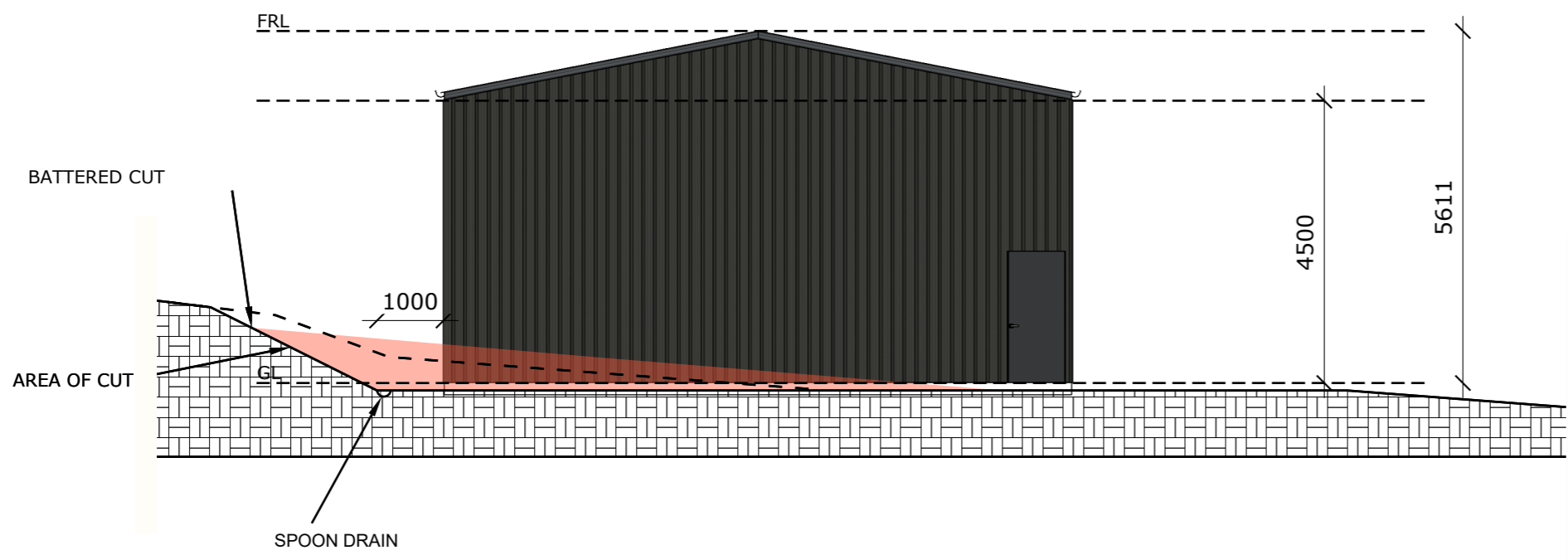
DRAWING TITLE
Elevations 1 & 2

DOCUMENT PHASE
Building Application


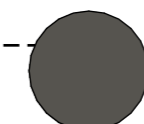
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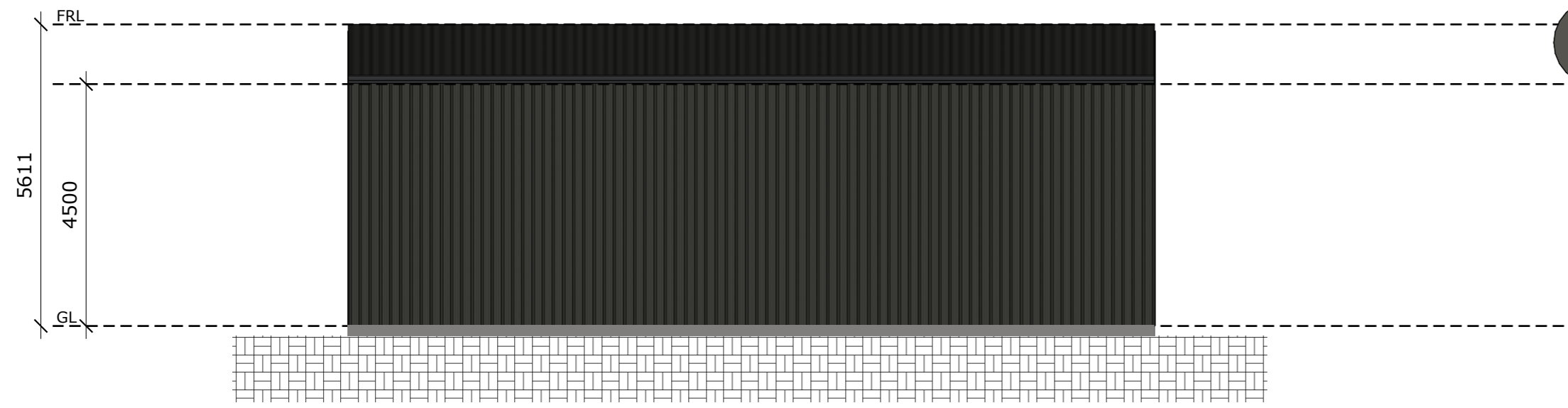


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3 South Elevation
Scale: 1 : 100

-  TRIMDEK ROOFING IN MONUMENT
-  FLASHING, GUTTERS & TRIMS IN MONUMENT



4 West Elevation
Scale: 1 : 100

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PAPER SIZE
A3

DRAWING TITLE
Elevations 3 & 4

DOCUMENT PHASE
Building Application

A1C

LEGEND & NOTES

- Stormwater line (100mm UPVC)
- Sewer line (100mm UPVC)
- Water line (100mm UPVC)

Install inspection openings at major bends for stormwater and all low points of downpipes.

All plumbing & drainage to be in accordance with local Council requirements.

Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

Services

The heated water system must be designed and installed with Part B2 of NCC Volume Three - Plumbing Code of Australia.

Thermal insulation for heated water piping must:

- a) be protected against the effects of weather and sunlight; and
- b) be able to withstand the temperatures within the piping; and
- c) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:

1. Internal piping

- a) All flow and return internal piping that is -
 - i) within an unventilated wall space
 - ii) within an internal floor between storeys; or
 - iii) between ceiling insulation and a ceiling

Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)

2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space

- a) All flow and return piping
- b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system

Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)

3. Piping located outside the building or in an unenclosed building sub-floor or roof space

- a) All flow and return piping
- b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system

Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)

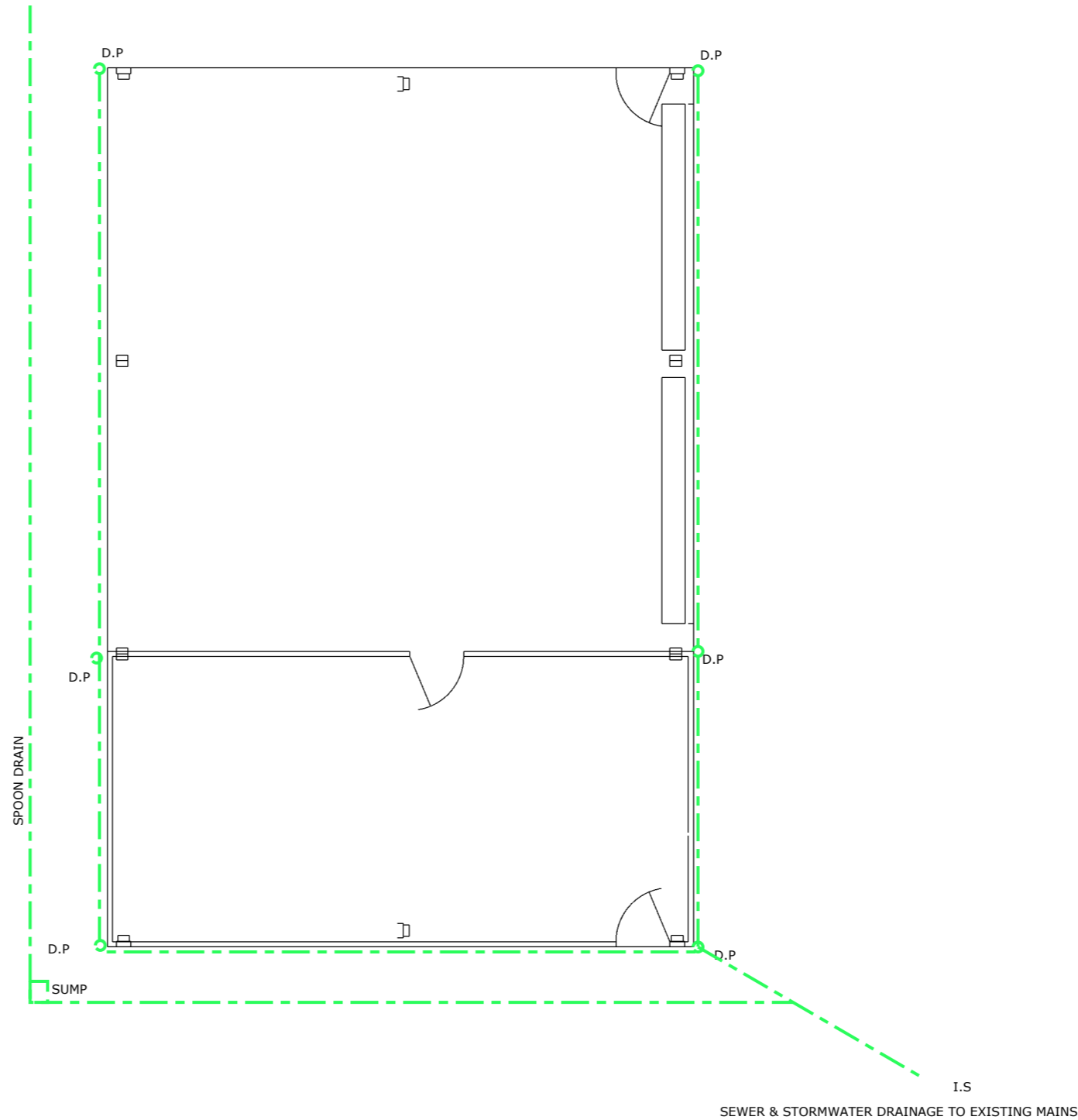
Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

Depth covers to AS3500.2

Vehicular traffic area	500mm
all other locations	300mm

LEGEND:

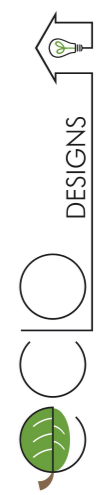
- I.O - INSPECTION SHAFT OPENING
- ORG - OVERFLOW RELIEF GULLY
- DP - DOWN PIPE
- I.S - INSPECTION SHAFT



NOTE: SUSPECT CONNECTIONS POINTS WILL NOT HAVE ADEQUATE FALL; IF THE PLUMBER CANT CONNECT INTO EXISTING MAINS ON SITE; PROPOSED RELOCATION OF MAINS TO BE CAPPED AND SEALED AND NEW CONNECTION POINT TO BE ESTABLISHED DOWN SLOPE OF THE PROPOSED HOUSE

Internal plumbing plan shed

Scale: 1 : 100



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PAPER SIZE A3

DRAWING TITLE
Internal plumbing plan shed

DOCUMENT PHASE
Building Application



A11

GENERAL NOTES

INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

• THIS DOCUMENT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

• UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOL 2.

• THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS, DETAILS AND INFORMATION PROVIDED BY THE CONSULTANTS NAMED HEREIN, AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

• A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THIS DOCUMENT IS CONDITIONAL ON THE CLIENT OBTAINING THE REQUIRED BUILDING PERMIT.

MATERIALS AND TRADE PRACTICES

• ALL MATERIALS, CONSTRUCTION AND WORK PRACTICES SHALL COMPLY WITH BUT NOT BE LIMITED TO THE CURRENT ISSUE OF TAS BUILDING DIRECTORY, NATIONAL CONSTRUCTION CODE 2019 BUILDING CODE OF AUSTRALIA VOL 2 (HEREAFTER REFERRED TO AS BCA), AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

• WORK AND SITE MANAGEMENT PRACTICES SHALL COMPLY WITH ALL RELEVANT LAWS AND BY LAWS.

• IF ANY PERFORMANCE SOLUTION IS PROPOSED, IT SHALL BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BCA PRIOR TO IMPLEMENTATION OR INSTALLATION.

• INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY'S REQUIREMENTS.

VARIATIONS

• SHOULD ANY CONFLICT ARISE BETWEEN THESE PLANS AND BCA, AUSTRALIAN STANDARDS OR A MANUFACTURER'S INSTRUCTIONS, THIS DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER, BEFORE ANY OTHER ACTION IS TAKEN.

• THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE DESIGNER, EXCEPT WHERE THE RELEVANT BUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION, AND WHERE SUCH CHANGES ARE REPORTED BACK TO THE DESIGNER WITHIN 48 HOURS OF THEIR MAKING.

• THE APPROVAL BY THE DESIGNER OF A SUBSTITUTE MATERIAL, WORK PRACTICE OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY VARIATIONS AND/OR SUBSTITUTIONS TO MATERIALS OR WORK PRACTICES SHALL BE ACCEPTED BY ALL PARTIES TO THE BUILDING CONTRACT AND, WHERE APPLICABLE, THE RELEVANT BUILDING SURVEYOR, PRIOR TO IMPLEMENTATION.

MEASUREMENTS

• FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

• SITE PLAN MEASUREMENTS ARE IN METRES. ALL OTHER MEASUREMENTS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.

• UNLESS NOTED OTHERWISE, DIMENSIONS ON FLOOR PLANS, SECTIONS AND EXTERNAL ELEVATIONS REPRESENT TIMBER FRAME AND STRUCTURAL MEMBERS, NOT FINISHED LININGS/CLADDING.

• WINDOW SIZES ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER.

• THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS, SPECIFICATIONS, AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.

SITE CLASSIFICATIONS

THE CLIMATE ZONE FOR THIS SITE IS 7

ENVIRONMENTAL CLASSIFICATION (SALINE AND/OR AGGRESSIVE INDUSTRIAL ENVIRONMENT PER BCA TABLE 3.5.1.1)
SOIL CLASSIFICATION REFER TO SOIL REPORT.

THE BUILDER SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY OBSERVABLE VARIATION FROM THIS SOIL TYPE.

NO CUT/FILL SHALL BE WITHIN 100mm OF NEIGHBOURING BOUNDARIES

PROPERTY INFORMATION

THIS SITE IS NOT IN A DECLARED TERMITE AREA.

THIS SITE IS IN A DECLARED BUSHFIRE AREA. SITE BUSHFIRE ATTACK LEVEL ASSESSMENT 19 THIS SITE IS NOT SUBJECT TO FLOOD OVERLAY.

THIS SITE IS/IS NOT IN AN ALPINE AREA.

EARTHQUAKE RISK FOR A DOMESTIC STRUCTURE OF A HEIGHT LESS THAN OR EQUAL TO 8.5m:
- BUILDING TYPE IMPORTANCE LEVEL – 2
- ANNUAL PROBABILITY OF EXCEEDANCE – 1:500

SUPPLEMENTARY NOTES

SITE PROTECTION DURING THE CONSTRUCTION PERIOD

• PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE SHALL BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR AND/OR COUNCIL.

• WHERE REQUIRED BY COUNCIL, THE BUILDER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH.

• ALL PRACTICABLE MEASURES SHALL BE IMPLEMENTED TO MINIMISE WASTE TO LANDFILL. THE BUILDER MAY USE A CONSTRUCTION WASTE RECOVERY SERVICE, OR SORT AND TRANSPORT RECYCLEABLE MATERIALS TO THE APPROPRIATE REGISTERED RECYCLER. MATERIALS SHALL NOT BE BURNED ON SITE.

• A SITE MANAGEMENT PLAN SHALL BE IMPLEMENTED FROM THE COMMENCEMENT OF WORKS, TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH [INSERT RELEVANT STATE/COUNCIL GUIDELINES OR REGULATION]. SILT FENCES SHALL BE PROVIDED TO THE LOW SIDE OF THE ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORM WATER INLET PITS / SUMPS AND 'SILT STOP' FILTER BAGS OR EQUIVALENT SHALL BE PLACED OVER ALL STORM WATER ENTRY PITS. EROSION CONTROL FABRIC SHALL BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION.

• DUST-CREATING MATERIAL SHALL BE KEPT SPRAYED WITH WATER SO AS TO PREVENT ANY NUISANCE FROM DUST.

• WASTE MATERIALS SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY.

• EARTHWORKS (UN-RETAINED) SHALL NOT EXCEED 2m.

• CUT AND FILL BATTERS SHALL COMPLY WITH BCA TABLE 3.1.1.1.

PROTECTION OF THE BUILDING FABRIC

• THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

• WINDOWS, DOORS AND SERVICE PENETRATIONS SHALL BE FLASHED ALL AROUND.

• ALL PLIABLE MEMBRANES SHALL BE INSTALLED TO COMPLY AND BE IN ACCORDANCE WITH BCA 3.8.7.2, AS4200.1 & AS4200.2

• GUTTERS AND DRAINAGE SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS3500.3.

• ANTI-PONDING DEVICES/BOARDS SHALL BE INSTALLED ACCORDING TO BCA 3.5.2.5.

• DAMPCOURSES WITH WEEPHOLES AND CAVITY FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH AS4773.2.

• SURFACES AROUND THE PERIMETER OF A RESIDENTIAL SLAB SHALL FALL AWAY FROM THAT SLAB BY NOT LESS THAN 50mm OVER THE FIRST 1m. WHERE NOT STIPULATED IN THE GEOTECHNICAL REPORT, FREEBOARD SHALL BE >50mm FROM AN IMPERMEABLE SURFACE OR 150mm FROM A PERMEABLE SURFACE.

• SUBFLOOR VENTS SHALL BE LOCATED >600mm FROM CORNERS AND BE INSTALLED BELOW BEARERS. SUCH VENTS SHALL PROVIDE A RATE PER 1000mm RUN OF EXTERNAL OR INTERNAL CROSS WALLS OF:
7,500mm² CLEAR VENTILATION WHERE PARTICLE BOARD FLOORING IS USED; OR
6,000mm² FOR OTHER SUBFLOOR TYPES.

• IN SALINE OR INDUSTRIAL ENVIRONMENTS, MASONRY UNITS, MORTAR, AND ALL BUILT-IN COMPONENTS SHALL COMPLY WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS4773.1, PART 1: DESIGN.

• BUILDING TIE-DOWNS SHALL BE APPROPRIATE FOR THE SITE WIND CLASSIFICATION AND PROVIDED IN ACCORDANCE WITH AS1684-2010.
• CORROSION PROTECTION SHALL BE SUITED TO THE SITE CONTEXT AND PROVIDED FOR BUILT-IN

STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1-2015 MASONRY IN SMALL BUILDINGS, PART 1: DESIGN.
• SHEET ROOFING SHALL BE PROTECTED FROM CORROSION IN A MANNER APPROPRIATE TO THE SITE CONTEXT, IN ACCORDANCE WITH BCA TABLE 3.5.1.1A.

• WATERPROOFING OF WET AREAS - BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE - SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT AS3740: 'WATERPROOFING OF DOMESTIC WET AREAS'. WATERPROOF PER BCA 3.8.1, SPECIFICALLY:

- THE ENTIRETY OF BATHROOM FLOOR AND WALLS OF SHOWER SHALL BE WATERPROOFED TO NOT LESS THAN 150 MM ABOVE TOP OF FINISHED FLOOR, ENSURING ALL JUNCTIONS ARE WATERPROOF
-ALL WALLS OF SHOWER SHALL BE MADE WATER RESISTANT ABOVE 150MM THROUGH TO MIN. 1800MM ABOVE FFL
- A WATERSTOP SHALL BE INSTALLED BETWEEN JUNCTION OF SHOWER AREA AND FLOORING
ALL WALL-WALL JUNCTIONS WITHIN SHOWER AREA SHALL BE MADE WATERPROOF
-ALL WALL-FLOOR JUNCTIONS OUTSIDE SHOWER AREA SHALL BE MADE WATERPROOF
- ALL PENETRATIONS IN SHOWER AREA, INCLUDING FIXINGS FOR SHOWER SCREEN SHALL BE MADE WATERPROOF
- IF BASIN IS WITHIN 75mm OF WALL, THAT WALL SHALL BE MADE WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150 MM ABOVE THE VESSEL, FOR THE EXTENT OF THE VESSEL.
- IF A BASIN IS FIXED TO A WALL, WALL JUNCTIONS SHALL BE MADE WATERPROOF WHERE IT IS FIXED
-ALL TAP AND SPOUT PENETRATIONS SHALL BE MADE WATERPROOF.

• BALCONY WATERPROOFING SHALL BE INSTALLED IN ACCORDANCE WITH AS4654.1 & AS4654.2.

• EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT OR LAUNDRY SHALL BE DISCHARGED DIRECTLY VIA AN INSULATED SHAFT OR R1 INSULATED DUCTING TO OUTDOOR AIR, OR TO A VENTILATED ROOF SPACE. MINIMUM FLOW RATES SHALL BE:

-40L/s FOR KITCHEN & LAUNDRY
- 25L/s FOR BATHROOM OR SANITARY COMPARTMENT

GLAZING

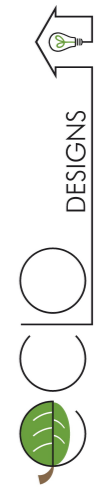
• GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH BCA 3.6 FOR CLASS 1 & 10 BUILDINGS WITHIN THE DESIGN WIND SPEED.

• SAFETY GLAZING COMPLYING WITH AS1288 AND AS2208 SHALL BE USED IN:

-ALL ROOMS, WITHIN 500mm VERTICAL OF FLOOR LEVEL

- BATHROOMS/ENSUITES WITHIN 2000mm ABOVE THE FLOOR LEVEL IN BATHROOMS, ENSUITES, AND ROOMS OR ENCLOSURES CONTAINING SPA POOLS

-LAUNDRIES WITHIN 1200mm VERTICAL FROM FLOOR LEVEL AND/OR WITHIN 300mm VERTICAL OF TROUGH



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0419387746



REV	DATE	DESCRIPTION
1	05/10/24	WINDOWS, CLADDING, REMOVE STORAGE AND SL
2	16/04/26	SHED BIGGER STAGED 1

CLIENT

Rhiannon & Jackson Edmunds

PROJECT NO.
23006

PROJECT NAME

Proposed pre-fab shed and dwelling

PROJECT ADDRESS

4B Parnella Drive, Stieglitz

DRAWN C.O ACCREDITATION CC6669

DOCUMENT DATE 22/04/2023 PAPER SIZE A3

DRAWING TITLE

Ncc notes 1

DOCUMENT PHASE
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FOOTINGS

• FOOTINGS SHALL NOT, UNDER ANY CIRCUMSTANCE, ENCROACH OVER TITLE BOUNDARIES OR EASEMENT LINES.

• WHERE CONCRETE STUMPS ARE TO BE USED, THESE SHALL BE:

100 x 100mm (1x 5mm HD WIRE) IF UP TO 1400mm LONG
 100 x 100mm (2x 5mm HD WIRES) IF 1401mm TO 1800mm LONG
 125 x 125mm (2x 5mm HD WIRE S) IF 1801mm TO 3000mm LONG.

• 100mm x 100mm STUMPS THAT EXCEED 1200mm ABOVE GROUND LEVEL SHALL BE BRACED WHERE NO PERIMETER BASE BRICKWORK IS PROVIDED.

• ALL CONCRETE FOOTINGS SHALL BE FOUNDED AT A DEPTH TO A MINIMUM REQUIRED BEARING CAPACITY AND/OR IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN SOIL REPORT (OR OTHERWISE AT ENGINEER'S DISCRETION).

STORMWATER AND SEWERS

• 90 mm DIA. CLASS 6 UPVC STORMWATER LINE MIN GRADE 1:100 SHALL BE CONNECTED TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITY'S APPROVAL. PROVIDE INSPECTION OPENINGS AT 9m CENTRES AND AT EACH CHANGE OF DIRECTION.
 • COVERS TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:

100MM UNDER SOIL
 50MM UNDER PAVED OR CONCRETE AREAS
 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
 75MM UNDER REINFORCED CONCRETE DRIVEWAYS

• THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS, FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

SAFETY OF BUILDING USERS

• WHERE STAIRS, RAMPS AND BALUSTRADES ARE TO BE CONSTRUCTED, THESE SHALL COMPLY WITH ALL PROVISIONS OF BCA 3.9.

• OTHER THAN SPIRAL STAIRS:

RISERS SHALL BE 190mm MAX AND 115mm MIN
 GOINGS SHALL BE 355mm MAX AND 240mm MIN
 2R+G SHALL BE 700mm MAX AND 550mm MIN

THERE SHALL BE LESS THAN 125mm GAP BETWEEN OPEN TREADS.

• ALL TREADS, LANDINGS AND THE LIKE SHALL HAVE A SLIP RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.

• BARRIERS SHALL BE PROVIDED WHERE IT IS POSSIBLE TO FALL 1m OR MORE FROM THE LEVEL OF THE TRAFFICABLE SURFACE TO THE SURFACE BENEATH. SUCH BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) SHALL BE:

- 1000mm MIN ABOVE FINISHED STAIR LEVEL (FSL) OF BALCONIES, LANDINGS ETC, AND
 - 865mm MIN ABOVE FSL OF STAIR NOSING OR RAMP, AND
 - VERTICAL, WITH GAPS OF NO MORE THAN 125mm.

• WHERE THE FLOOR BELOW A BEDROOM WINDOW IS 2m OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 3.9.2.6.

• WHERE THE FLOOR BELOW A WINDOW OTHER THAN IN A BEDROOM IS 4m OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 3.9.2.6.

• WHERE IT IS POSSIBLE TO FALL 4m OR MORE FROM THE LEVEL OF A TRAFFICABLE SURFACE TO THE SURFACE BENEATH, ANY HORIZONTAL ELEMENT WITHIN A BARRIER BETWEEN 150mm AND 760mm ABOVE THE FLOOR SHALL NOT FACILITATE CLIMBING.

• HANDRAILS SHALL BE CONTINUOUS, WITH TOPS SET >865mm VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.

• WIRE BARRIERS SHALL COMPLY WITH BCA 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS.

• A GLASS BARRIER OR WINDOW SERVING AS A BARRIER SHALL COMPLY WITH BCA 3.6 AND THE RELEVANT PROVISIONS OF BCA 3.9.2.3.

• SMOKE DETECTORS SHALL COMPLY WITH A.S. 3786 AND BCA 3.7.5.2; BE INTERCONNECTED; AND BE LOCATED NOT MORE THAN 1500mm FROM ANY BEDROOM DOOR AND NOT LESS THAN 300mm FROM ANY VERTICAL WALL.

• CLASS 1 BUILDINGS WITH AN ACH@Pa50 OF LESS THAN 5 SHALL BE PROVIDED WITH A HEAT RECOVERY VENTILATION SYSTEM.

• WHERE REQUIRED, WC SWING DOORS SHALL BE OUTWARD OPENING OR TO BE FITTED WITH DEMOUNTABLE HINGES IN ACCORDANCE WITH BCA CLAUSE 3.8.3.3.

• ALL SHOWER WALLS AND WALLS ADJACENT TO TOILET SHALL BE BRACED WITH 12mm PLY FOR FUTURE GRAB RAILS OR SUPPLY NOGGINGS WITH A THICKNESS OF AT LEAST 25mm IN ACCORDANCE WITH RECOMMENDATIONS OF AUSTRALIA LIVEABLE HOUSING GUIDELINES.

• FLOORING IN WET AREAS, LAUNDRY AND KITCHEN SHALL BE SLIP RESISTANT.

• LIGHT SWITCHES SHALL BE POSITIONED IN A CONSISTENT LOCATION 900mm – 1100mm ABOVE THE FINISHED FLOOR LEVEL; HORIZONTALLY ALIGNED WITH THE DOOR HANDLE AT THE ENTRANCE TO A ROOM.

• POWERPOINTS SHALL NOT BE INSTALLED LOWER THAN 300mm ABOVE FINISHED FLOOR LEVEL.

• DOOR HARDWARE SHALL BE INSTALLED 900mm – 1100mm ABOVE THE FINISHED FLOOR.

• THERE SHALL BE A LEVEL TRANSITION BETWEEN ABUTTING INTERNAL SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED)

PLASTERBOARD AND FLOOR PLASTERBOARD AND TOP PLATE (FOR SQUARE SET CORNICES)
 VERTICAL AND HORIZONTAL PLASTERBOARD TOPS, BOTTOMS AND SIDES OF ARCHITRAVES AND PLASTERBOARD.

BUILDING THERMAL PERFORMANCE

• WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED

ACCREDITED THERMAL PERFORMANCE ASSESSOR , WITHOUT ALTERATION.

• THE NATHERS ENERGY RATING CONTAINS INBUILT ASSUMPTIONS ABOUT THE INTEGRITY OF THE BUILDING FABRIC WITH REGARDS INSULATION, DRAUGHTPROOFING AND GLAZING. WORKS SHALL COMPLY WITH THE FOLLOWING MEASURES, TO ENSURE THAT THE AS-BUILT PERFORMANCE CORRESPONDS TO THAT MODELLED IN THE ENERGY RATING.

• INSULATION AS FOLLOWS SHALL BE INSTALLED IN ACCORDANCE WITH BCA 3.12.1.1:

CEILING - R5.0 BATTS
 WALLS - R2.5 BATTS
 SLAB - EPS R1.0 40mm
 TIMBER FLOOR- R4.0

• INSULATION SHALL BE INSTALLED TIGHT AND CONTINUOUS, WITHOUT GAPS AND CRACKS, HARD UP AGAINST INTERNAL LININGS (INCLUDING SUBFLOOR). THERE SHALL BE NO AIR GAP BETWEEN AN INTERNAL LINING AND INSULATION. JUNCTIONS BETWEEN INTERNAL AND EXTERNAL WALLS SHALL BE INSULATED.

• INSULATION SHALL NOT BE CRUSHED OR COMPRESSED.

• BOX GUTTERS AND MANHOLE COVERS SHALL BE INSULATED TO THE SAME R-VALUE AS THE ROOF, USING INSULATION BATTS OR BLANKET OR CLOSED-CELL FOAM.

• DOWNLIGHTS SHALL BE STAMPED AS IC4 RATED, AIRTIGHT AND COVERED BY INSULATION.

• IN CLIMATE ZONES 7 AND 8 A VAPOUR PERMEABLE LAYER SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS IN ALL NEW EXTERNAL WALLS. THE MATERIAL SHALL BE OVERLAPPED AND FULLY TAPED ON THE EXTERNAL SIDE TO ENSURE A TIGHT SEAL. ALL PENETRATIONS IN THE MEMBRANE SHALL BE SEALED, ENSURING THAT THE MATERIAL COVERS GAPS BETWEEN STUDS AND DOORS AND WINDOW FRAMES. ANY FLASHING AROUND WINDOWS SHALL BE TAPED OVER THE BUILDING WRAP.

• WHERE A FOIL-BACKED MEMBRANE IS USED, TIMBER BATTENS SHALL BE USED TO MINIMISE THERMAL CONDUCTION.

• ALL TRADES SHALL BE INSTRUCTED TO REPLACE ANY INSULATION THEY HAVE REMOVED IN THE COURSE OF THEIR WORK AND TO TAPE ANY CUTS/PENETRATIONS IN BUILDING WRAP. ALL PENETRATIONS SHALL BE CAULKED USING A FIT FOR-PURPOSE FLEXIBLE SEALANT.

• ALL REDUNDANT OPENINGS SUCH AS DECOMMISSIONED CHIMNEYS AND WALL VENTS SHALL BE SEALED OFF AT TOP AND BOTTOM, UNLESS AN UNFLUED GAS HEATER IS PRESENT.

• CAULKING PRODUCTS SHALL BE APPROPRIATE FOR THE INTENDED APPLICATION.

• BEFORE INSTALLING MOULDINGS, A FIT-FOR PURPOSE, LONG-LASTING PROPRIETARY TAPE OR FLEXIBLE CAULKING PRODUCT SHALL BE USED TO SEAL JUNCTIONS OF:
 PLASTERBOARD AND FLOOR PLASTERBOARD AND TOP PLATE (FOR

SQUARE SET CORNICES)
 VERTICAL AND HORIZONTAL PLASTERBOARD TOPS, BOTTOMS AND SIDES OF ARCHITRAVES AND PLASTERBOARD.

• ALL EXHAUST FANS AND DUCTS, INCLUDING RANGEHOODS, SHALL BE FITTED WITH SELF CLOSING MECHANISMS.

• WHERE IT IS NOT POSSIBLE TO INSULATE UNDER AN EXISTING TIMBER FLOOR, GAPS BETWEEN FLOORBOARDS SHALL BE SEALED BEFORE APPLYING FINISHES OR COVERINGS.

• EXISTING EXTERNAL DOORS AND WINDOWS SHALL BE DRAUGHTPROOFED USING A DURABLE, FIT-FOR-PURPOSE SEAL.

• CAVITY SLIDER POCKETS SHALL BE SEALED BEFORE INSTALLATION. EITHER BY WRAPPING WITH VAPOUR PERMEABLE MEMBRANE, OR BY SCREWING PLASTER SECURELY TO THE FRAME AND APPLYING A SILICON BEAD.

• CONDITIONED CLASS 1 AND UNCONDITIONED CLASS 10A SPACES SHALL BE SEPARATED BY INSULATION. ANY OPENINGS BETWEEN SUCH SPACES SHALL BE WEATHERSTRIPPED.

• THE CLIENT RETAINS THE RIGHT TO IMPLEMENT A BLOWER DOOR TEST PRIOR TO PAINTING, TO TEST FOR AIR TIGHTNESS. TARGET ACH@Pa50 IS

• WINDOW SIZES NOMINATED ARE NOMINAL. ACTUAL SIZE MAY VARY MINIMALLY ACCORDING TO MANUFACTURER; HOWEVER, OPENING STYLES, OVERALL SIZE, U-VALUE AND SHGC VALUES ARE INBUILT INTO THE ENERGY RATING AND MAY NOT BE ALTERED WITHOUT THE EXPRESS APPROVAL OF THE PROJECT'S ENERGY RATER.

• GLAZED DOORS AND WINDOWS SHALL BE WIND RATED & BAL RATED ACCORDINGLY , DOUBLE-GLAZED, WEATHER-STRIPPED AND FLASHED ALL AROUND.

• OPENABLE WINDOWS SHALL BE PROVIDED WITH FLYSCREENS

SERVICES

• SOLAR COLLECTOR PANEL LOCATIONS ARE INDICATIVE ONLY. LOCATION AND SIZE ARE DEPENDENT ON MANUFACTURER'S/INSTALLER'S RECOMMENDATION.

• DUCTWORK FOR HEATING AND COOLING SYSTEMS SHALL COMPLY WTH AS4254 & AS/NZS 4859.1 IN ACCORDANCE WITH CLIMATE ZONE REQUIREMENTS SET DOWN IN BCA 3.12.5.3.

TIMBER FRAMING

STANDARD TIMBER ROOFING AND WALL FRAMING SHALL BE PROVIDED IN ACCORDANCE WITH AS1684 (RESIDENTIAL TIMBER-FRAMED CONSTRUCTION) AND ALL RELEVANT SUPPLEMENTS.			
WALL PLATES	2/45x90 MGP10		
STUDS	90x45 MGP10	<450mm CENTRES	<3600mm SPAN
	DOUBLE STUDS TO SUPPORT ALL BEAMS AND LINTELS UNLESS NOTED OTHERWISE BY ENGINEER		
JAMB STUDS	2/90x45 MGP10 REFER TO ENGINEER'S DRAWINGS FOR LOCATIONS		
NOGGINS	90x45 MGP10	1000mm CENTRES	
BRACING	7mm PLYBRACE/20mm METAL ANGLE AS REQUIRED (REFER TO AS1684/ENGINEER'S DETAILS)		
FLOOR JOISTS	TO HAVE SOLID BLOCKING AT <1800mm CENTRES REFER TO ENGINEER'S MEMBERS SCHEDULE FOR SIZE AND SPACING		
LINTELS	UNLESS NOTED OTHERWISE IN ENGINEER'S DRAWINGS:		
	90x45 F17 SHW UP TO 1400mm OPENINGS		
	140x45 F17 SHW OPENINGS FROM 1400mm TO 2200mm 290x45 F17 SHW OPENINGS FROM 2200mm TO 4000mm		
RAFTERS	REFER TO ENGINEER'S MEMBERS SCHEDULE		



DESIGNS



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CLIENT

Rhiannon & Jackson Edmunds

PROJECT NO.

23006

PROJECT NAME

Proposed pre-fab shed and dwelling

PROJECT ADDRESS

4B Parnella Drive, Stieglitz

DRAWN

C.O

ACCREDITATION

CC6669

DOCUMENT DATE

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PAPER SIZE

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